



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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ARCHITECTURAL REVIEW BOARD MEETING MINUTES

REGULAR MEETING

FEBRUARY 5, 2009

PRESENT: Hart, Hinkle, Martin, Maxey, Monti
ABSENT: None
LATE: None
STAFF: Senior Planner (SP) Tolentino

REGULAR MEETING

Chair Maxey called the meeting to order at 7:00 p.m.

DECLARATION OF POSTING OF AGENDA

Senior Planner Tolentino certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

OPPORTUNITY FOR PUBLIC COMMENT

Chair Maxey opened/closed the public comment period. No public comments were received.

MINUTES:

JANUARY 15, 2009

BOARD MEMBERS HINKLE / MONTI MOTIONED TO APPROVE THE MINUTES OF THE JANUARY 15, 2009 MEETING

THE MOTION PASSED BY A VOTE OF 5-0 AS FOLLOWS:

AYES: HART, HINKLE, MARTIN, MAXEY, MONTI
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

PUBLIC HEARING:

- 1) **SITE REVIEW, SR-08-15: BARRETT-COLSON & COLSON:** A request for site, landscape and architectural plan approval for the construction of a 138-suite congregate care retirement residence approximately 115,600-sf in size located near the northwest corner of Barrett Ave. and Butterfield Blvd. on a 5.3-acre site in a R3(PD) zoning district.

BOARD MEMBERS HINKLE/MARTIN MOTIONED TO APPROVE THE RESOLUTION WITH THE ADDITION OF THE FOLLOWING LANDSCAPE-RELATED CONDITIONS OF APPROVAL:

1. On Sheet L2, correctly identify the seven pink flowering locusts along the west property line as PFL, not PRL.
2. Replace the coast live oaks along the west property line either with a different oak (e.g., white, red or pin) or with prunus trees.
3. Throughout the site, move the coast live oaks as far back from the drive aisles as possible. If moving an oak(s) is not feasible, replace the oak(s) with one of the other tree varieties proposed on-site (e.g. pyrus, london plane tree, cypress).
4. An excessive amount of pennisetum is proposed on-site. Substitute a part of the pennisetum with a different grass such as juncus, festuca, carex, and/or mulenbergia.
5. Revise the landscape plan to specify the exact turf material proposed within the non-irrigated turf areas.
6. Prior to issuance of a building permit, a revised landscape plan incorporating all of the conditions of approval shall be subject to the final review and approval of a Subcommittee of the ARB.

THE MOTION PASSED BY A VOTE OF 5-0 AS FOLLOWS:

AYES: HART, HINKLE, MARTIN, MAXEY, MONTI
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

Board member Monti stepped down for the next agenda item due to a conflict of interest.

- 2) **SITE REVIEW, SR-08-20: CONDIT-WOLFF:** A request for site, landscape and architectural plan approval for the conversion of a former restaurant site into the training center for the San Jose Earthquakes Major League Soccer team. The project will consist of remodeling the interior of the restaurant building for the training facility and improving the undeveloped portion of the site into a natural grass practice area and soccer field. Perimeter fencing around the grass fields, protective netting, and new freestanding signage is also proposed. The project site is 4.47-acres in size and is located at the southwest corner of Condit Road and San Pedro Ave. in a PD, Planned Development zoning district.

BOARD MEMBERS MARTIN/HINKLE MOTIONED TO APPROVE THE RESOLUTION WITH THE ADDITION OF THE FOLLOWING CONDITIONS TO EXHIBIT A OF THE RESOLUTION:

1. The support poles for the protective netting shall be spaced so as not to be located in front of or in close proximity to a hotel window.
2. To the greatest extent possible, the applicant shall minimize the number of support poles.
3. Support poles shall be painted black to match the net and minimize visibility.
4. The 8-ft tall perimeter chain link fence shall be black vinyl clad to minimize visibility of the fence from the public right-of-way.
5. Remove the existing lattice roof screen.

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6. **Replace the five, Prunus Serrata trees proposed along the west side of the parking lot with trees to match the existing tree species.**

THE MOTION PASSED BY A VOTE OF 4-0 AS FOLLOWS:

AYES: HART, HINKLE, MAXEY, MARTIN
NOES: NONE
ABSTAIN: NONE
ABSENT: MONTI

Board member Monti returned and was seated at the table.

- 3) **SITE REVIEW, SR-08-18: LLAGAS-GLEN AYRE PUMP STATION:** A request for site and architectural approval for the construction of an approximately 225 sf structure over an existing booster pump station located on Glen Ayre Dr. In addition, an access driveway to the site is proposed.

THE APPLICANT REQUESTED TO CONTINUE THE AGENDA ITEM TO THE FIRST MEETING IN MARCH. BOARD MEMBERS MARTIN/HART MOTIONED TO CONTINUE SITE REVIEW APPLICATION, SR-08-18 TO THE MARCH 5 ARB MEETING

THE MOTION PASSED BY A VOTE OF 5-0 AS FOLLOWS:

AYES: HART, HINKLE, MAXEY, MARTIN, MONTI
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

ANNOUNCEMENTS: None.

ADJOURNMENT: Chair Maxey adjourned the meeting at 8:07 p.m.

MINUTES PREPARED BY: _____
Rebecca Tolentino, Meeting Coordinator